



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-33
<b>PROPERTY LOCATION:</b>	241 Geer Dr NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	November 19, 2024
<b>PROPOSAL SUMMARY:</b>	Various site improvements to Geer Park.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Tuesday, December 3, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at <a href="https://egov.cityofsalem.net/PlanningComments">https://egov.cityofsalem.net/PlanningComments</a>. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: <a href="mailto:johnson.ian.patrick@gmail.com">johnson.ian.patrick@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	City Of Salem
<b>APPLICANT(S):</b>	Luke Gmazel, City Of Salem, Public Works Engineering
<b>PROPOSAL REQUEST:</b>	Summary: Various site improvements to Geer Park.  Request: A Class 3 Site Plan Review for improvements to the existing sports fields and pedestrian paths at Geer Park, along with construction of a fenced off-leash dog area and picnic shelter, and a Class 2 Adjustment to eliminate the lighting requirements for pedestrian connections under SRC 800.065(c), for portions of property approximately 294 acres in size, zoned PH (Public and Private Health Services), and located at 241 Geer Drive NE (Marion County Assessor's Map and Tax Lot number: 073W25 / 700).
<b>APPLICATION PROCESS:</b>	Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.  Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 24 120810. Paper copies can be obtained for a reasonable cost.

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-33

**PROJECT ADDRESS:** 241 Geer Dr NE, Salem OR 97301

**AMANDA Application No.:** 24-120810-PLN

**COMMENT PERIOD ENDS:** Tuesday, December 3, 2024, at 5:00 p.m.

**SUMMARY:** Various site improvements to Geer Park.

**REQUEST:** A Class 3 Site Plan Review for improvements to the existing sports fields and pedestrian paths at Geer Park, along with construction of a fenced off-leash dog area and picnic shelter, and a Class 2 Adjustment to eliminate the lighting requirements for pedestrian connections under SRC 800.065(c), for portions of property approximately 294 acres in size, zoned PH (Public and Private Health Services), and located at 241 Geer Drive NE (Marion County Assessor’s Map and Tax Lot number: 073W25 / 700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., Tuesday, December 3, 2024,** will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

**CASE MANAGER:** Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

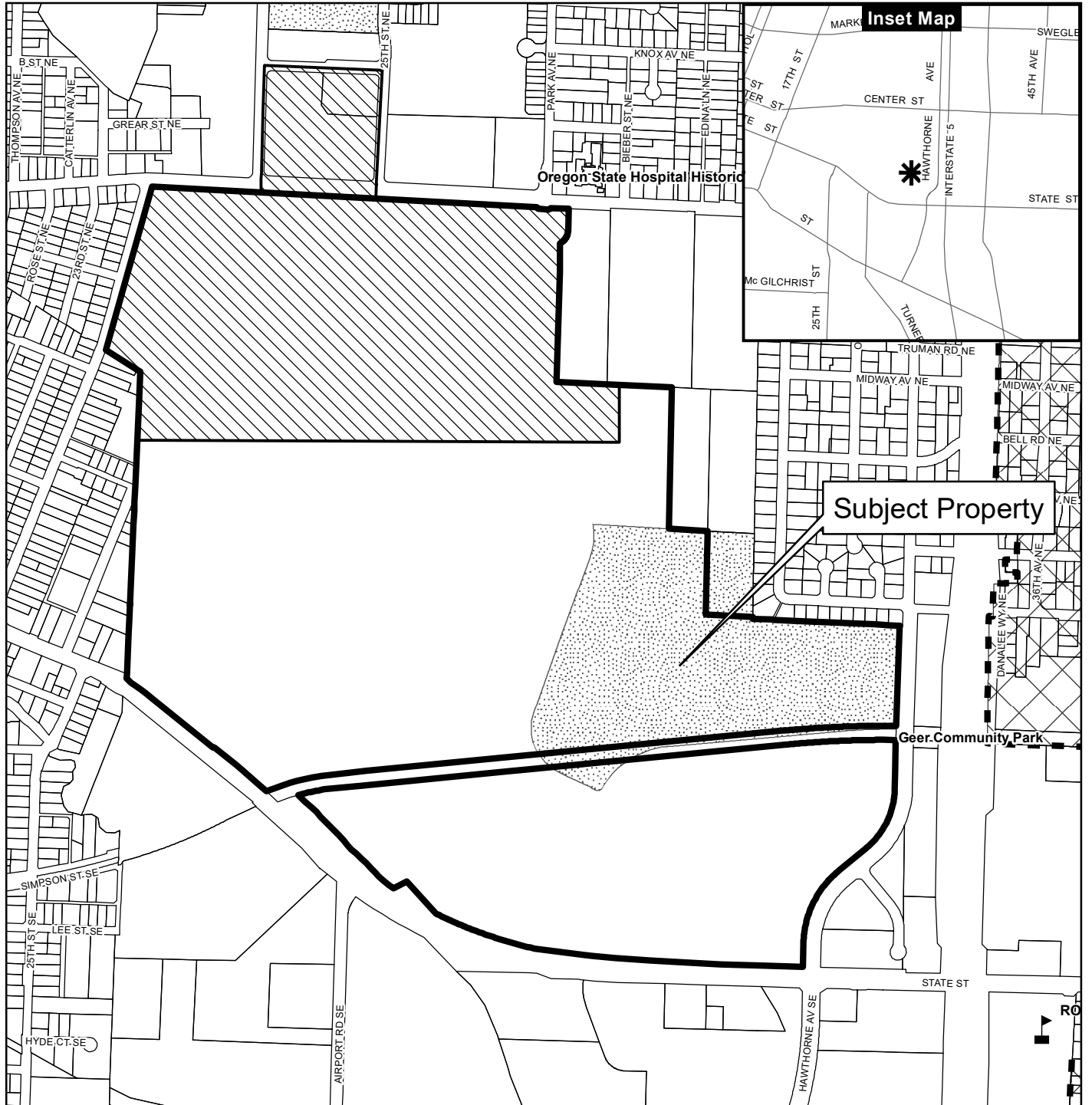
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map 241 Geer Drive NE



## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

# GEER PARK - SITE PLAN REVIEW SET

## PROJECT TEAM

### CLIENT

City of Salem  
Department of Public Works  
PO Box 14300  
Salem, OR 97309

### LANDSCAPE ARCHITECT

Lango Hansen Landscape Architects  
1100 NW Glisan #3A  
Portland, OR 97209  
Contact: Brian Martin  
Email: brian@lango-hansen.com  
Phone: 503.553.9242

### CIVIL ENGINEER

Harper Houf Peterson Righellis Inc.  
205 Spokane Street #200  
Portland, OR 97202  
Contact: Bobby Jacobson  
Email: Robertj@hhpr.com  
Phone: 503.221.1131

## SHEET INDEX

### LANDSCAPE

G1.0	COVER SHEET
L0.1	OVERALL SITE - EXISTING CONDITIONS PLAN
L0.2	EXISTING CONDITIONS PLANS
L1.0	OVERALL SITE - MATERIALS + PLANTING PLAN
L1.1	SIDEWALK + CROSSWALK MATERIALS + PLANTING PLAN
L1.2	DOG PARK + PICNIC SHELTER MATERIALS + PLANTING PLAN
L1.3	SOCCER FIELDS MATERIALS + PLANTING PLAN
L1.4	BASEBALL FIELD STORMWATER SWALE PLANTING PLAN
L2.0	OVERALL SITE - GRADING PLAN
L2.1	SIDEWALK EXTENSION GRADING PLAN
L2.2	DOG PARK + PICNIC SHELTER GRADING PLAN

### CITY OF SALEM

REVIEWED BY: LUKE GMAZEL DATE

REVIEWED BY: ALLEN DANNEN DATE



### CIVIL

C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE AND GRADING PLAN
C2.1	SITE AND GRADING PLAN
C2.2	SITE & GRADING PLAN
C2.3	SITE & GRADING PLAN
C3.0	OVERALL STORM PLAN
C3.1	STORM PLAN
C3.2	STORM PLAN
C3.3	STORM PLAN
C3.4	STORM PLAN
C4.0	STANDARD DETAILS
C4.1	STANDARD DETAILS



CITY OF SALEM - DEPARTMENT OF PUBLIC WORKS  
PO BOX 14300 - SALEM, OREGON 97309

### UTILITY CONTACTS

CITY OF SALEM	ENGINEERING DISPATCH	503-588-6311 503-588-6333
PGE (DISTRIBUTION)	KEN SPENCER	503-970-7200
PGE (LIGHTING)	JESSE WOODBURY	503-672-5498
NW NATURAL GAS	ANDREW SCHURTER	503-932-8008
LUMEN	JOSH FALLIN	503-798-1009
COMCAST CABLE TV	JASON MCDONALD	503-924-9120

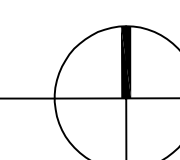


Know what's below.  
Call before you dig.

**ATTENTION:**  
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1887.

### VICINITY MAP

PARK LOCATION: 241 GEER PARK DRIVE NE, SALEM, OR, 97301



ENGINEERS + PLANNERS  
LANDSCAPE ARCHITECTS + SURVEYORS  
205 Spokane Street, Suite 200, Portland, OR 97202  
Phone: 503.221.1131 www.hhpr.com

LANDSCAPE ARCHITECTS PC  
lango.hansen  
1100 nw glisan #3A portland OR 97209 T 503.295.2437

GEER PARK IMPROVEMENTS  
CITY OF SALEM DEPARTMENT PUBLIC WORKS  
241 GEER PARK DRIVE NE  
SALEM, OR 97301

SITE PLAN REVIEW

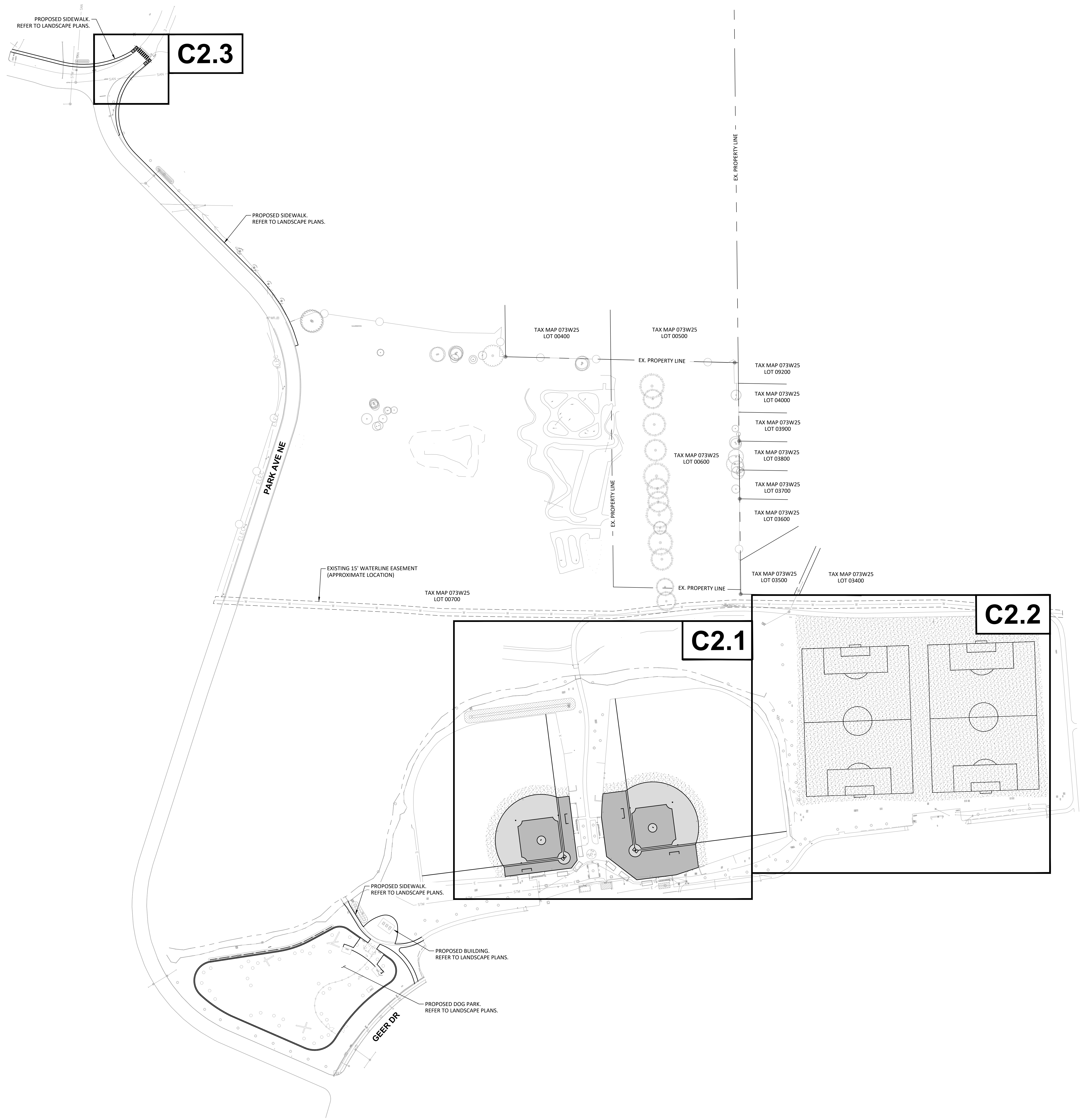
REVISIONS

SCALE AS NOTED  
DRAWN BY BDM  
DATE 09.12.24  
PROJECT NO. 2414

COVER SHEET

G1.0





**C2.3**

**C2.1**

**C2.2**

PROPOSED SIDEWALK.  
REFER TO LANDSCAPE PLANS.

PROPOSED SIDEWALK.  
REFER TO LANDSCAPE PLANS.

EXISTING 15' WATERLINE EASEMENT  
(APPROXIMATE LOCATION)

PROPOSED SIDEWALK.  
REFER TO LANDSCAPE PLANS.

PROPOSED BUILDING.  
REFER TO LANDSCAPE PLANS.

PROPOSED DOG PARK.  
REFER TO LANDSCAPE PLANS.

TAX MAP 073W25  
LOT 00400

TAX MAP 073W25  
LOT 00500

TAX MAP 073W25  
LOT 09200

TAX MAP 073W25  
LOT 04000

TAX MAP 073W25  
LOT 03900

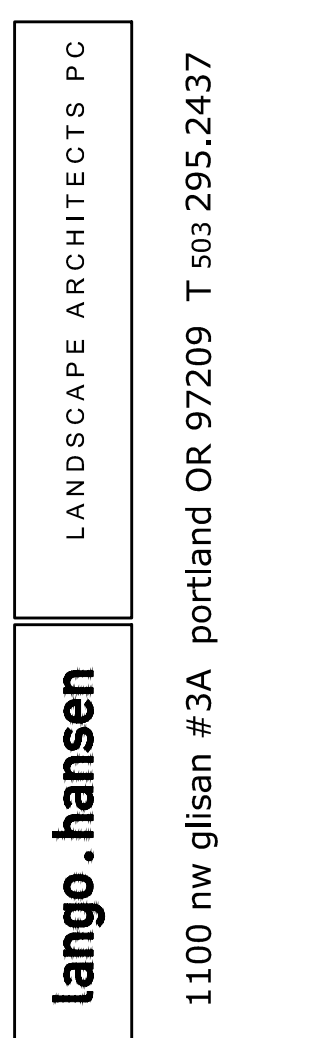
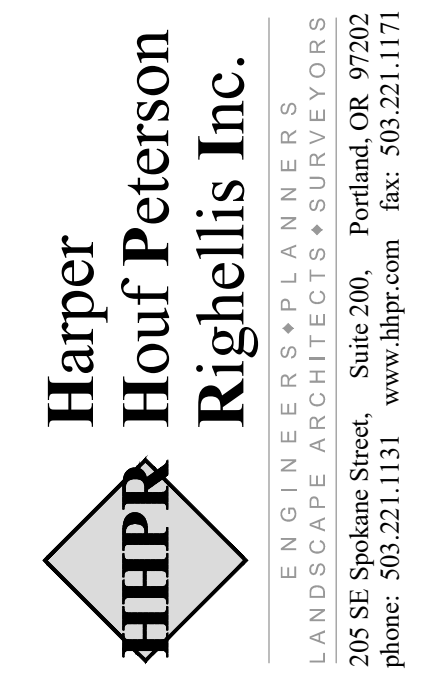
TAX MAP 073W25  
LOT 03800

TAX MAP 073W25  
LOT 03700

TAX MAP 073W25  
LOT 03600

TAX MAP 073W25  
LOT 03500

TAX MAP 073W25  
LOT 03400



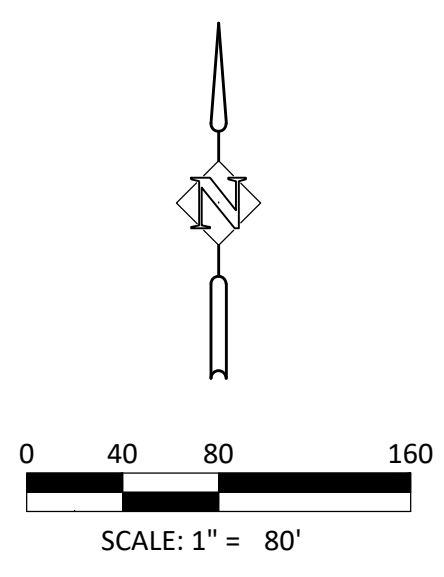
**GEER PARK IMPROVEMENTS**  
CITY OF SALEM DEPARTMENT PUBLIC WORKS  
241 GEER PARK DRIVE NE  
SALEM, OR 97301  
**OVERALL SITE & GRADING PLAN**

SITE PLAN REVIEW

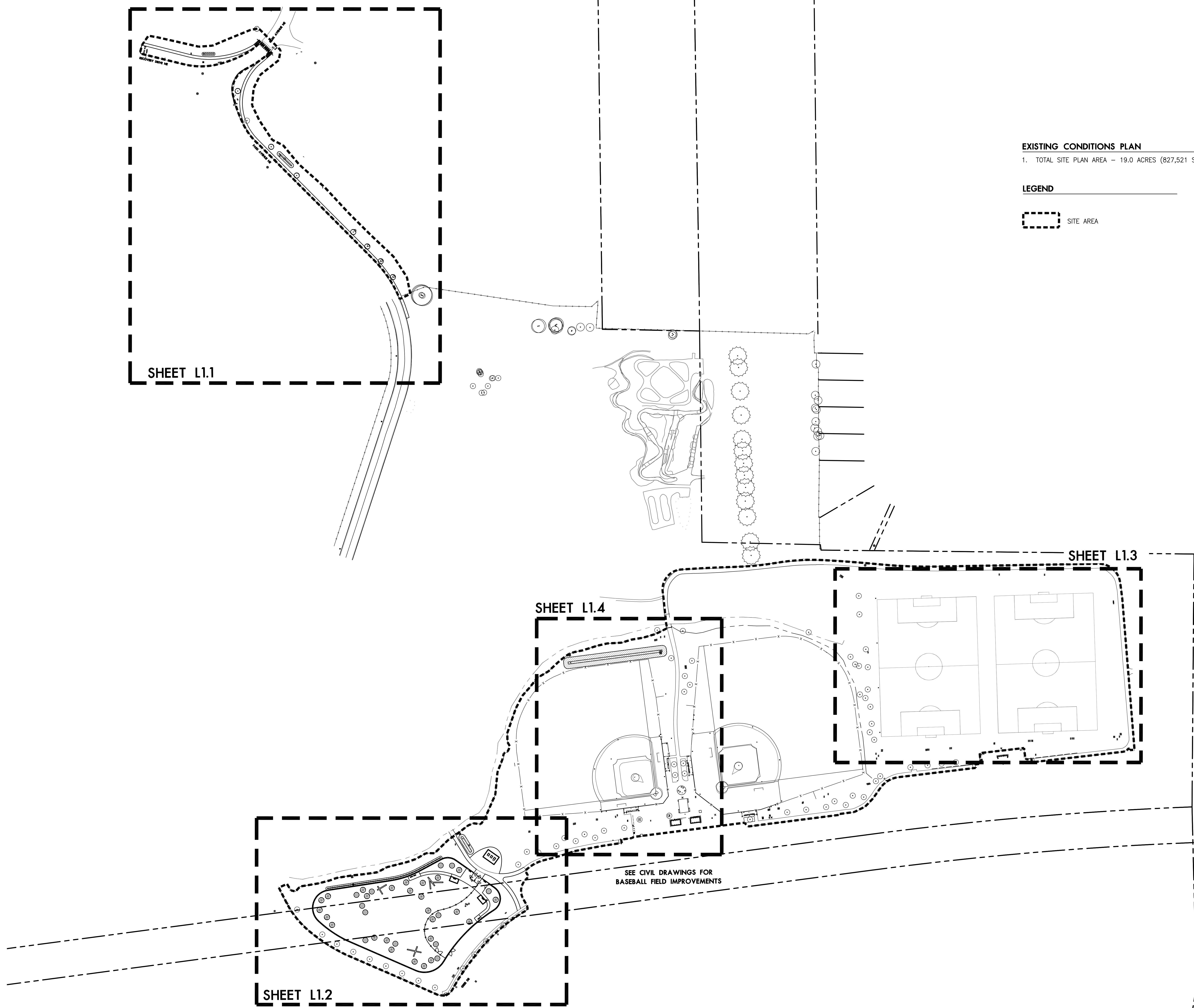
REVISIONS

SCALE AS NOTED  
DRAWN BY HHPR  
DATE 09.12.24  
PROJECT NO. 2414

**C2.0**







**EXISTING CONDITIONS PLAN**  
 1. TOTAL SITE PLAN AREA - 19.0 ACRES (827,521 SF)

**LEGEND**  
 [Dashed Line] SITE AREA

SITE PLAN REVIEW

REVISIONS


SCALE AS NOTED  
 DRAWN BY BDM  
 DATE 09.12.24  
 PROJECT NO. 2414

OVERALL SITE - MATERIALS + PLANTING PLAN  
**L1.0**